

Columbus Redevelopment Commission

Regular Board Meeting

July 18, 2016

6:00 PM

City Council Chambers

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Minutes

The Redevelopment Commission met in Regular Session on Monday July 18, 2016 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by the President.

Attendees:

Commissioners:

<input checked="" type="checkbox"/> Sarah Cannon, Pres.	<input checked="" type="checkbox"/> John Dorenbusch, V-P	<input checked="" type="checkbox"/> Don Trapp, Sec.
<input type="checkbox"/> Umar Farooq	<input type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Al Roszczyk

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Dave Hayward, City Engineer; representatives of United Consulting; Andrew Lanam, Reedy Financial; Jason Hester of Economic Development; and members of the public.

Discussion Items:

1. Woodside Industrial Park Road Improvement Project – David Hayward, City Engineer and Jason Hester, Economic Development Board.

Jason reported that he worked with Faurecia and Indiana Economic Development as part of the Ninety Million Dollars (\$90m) expansion that Faurecia placed on their site. One of the issues identified was improvements to CR 450 South. Faurecia wanted some improvements and the City Engineer was also seeking some improvements. Jason said they receive a \$250,000 infrastructure grant from Indiana Economic Development.

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Dave presented an aerial photo that depicted three (3) intersections that need to be improved. County Road 450S and Old Lane, 450 S at the entrance to Faurecia's offices and 450S at the County Road 100 West intersection.

The Old Lane intersection in the Woodside Industrial Park has not been modified since the Park was opened. Dave noted the intersection needs to be modified to include a turn lane for trucks and a passing lane for through traffic. At Faurecia and County Road 100 W their needs to be included what are known as passing blisters that allow through traffic to pass vehicles that are awaiting a turn. Dave has requested quotes for this project and expects to return at next month's meeting with recommendations.

He then went on to explain that at State Road 58 and International Drive, on the west side of Interstate 65, the Indiana Department of Transportation (INDOT), has received a request from the businesses in the International Drive complex for a traffic control light. INDOT is willing to accommodate that request as part of an improvement project for the I-65 ramp and Old Lane traffic control system. INDOT has requested a contribution of \$25,000 for the International Drive traffic control signal. The total cost of the light is expected to be \$200,000. The businesses in the area, requesting this light be installed have committed to contributing to the project as well. Dave thought this light installation along with the other improvements identified above will be a great improvement for the Woodside Industrial Park main corridor to help alleviate traffic at high volume times (shift changes).

There was little discussion by and between the Commissioners. Russ Poling, member of the public, appeared and thought these improvements were a great idea and commended the Commission for considering them.

Action Items:

2. Resolution #17-2016 of the Columbus Redevelopment Commission to enter into a contract with Reedy Financial for financial services provided to the Commission – Heather Pope, Redevelopment Director and Andrew Lanam, Reedy Financial.

Heather presented a contract for Reedy Financial. The Commission and Reedy have been operating under an older contract and between counsel and Reedy they have crafted a new contract with all the services outlined.

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Andrew was pleased to present his contract, he discussed their services and work for the Commission and their assistance to the Commissioners.

Counsel pointed out that there are specific rates and services detailed and that any work that is expected to exceed \$2,000 will require approval by the Commission before commencement of the work.

There was discussion by and between the Commissioners and Andrew about the work Reedy performs for the Commission. There was no public input.

Upon motion made by Don to adopt Resolution 17-2016 to engage Reedy Financial for a period of one year (1) to provide financial services to the Commission. John seconded same. There being no further discussion the motion passed unanimously. Resolution made part of these minutes.

3. Resolution #18-2016 of the Columbus Redevelopment Commission to amend the United Consulting contract for the State Street project to include additional services not provided for in the original contract and to eliminate the 3rd Street portion of the contract and include the 5th Street corridor connection – Jeromy Richardson, United Consulting and Dave Hayward, City Engineer.

Dave presented an overview of the State Street Project and the work previously contracted from California Street west down 3rd Street. He said that area has about 25,000 vehicles passing by daily and he was concerned about traffic flow and pedestrian users of the trail system.

He discussed with various parties the idea of changing the route to remove 3rd Street after California and instead go up California to 5th Street and then west along 5th Street to Mill Race Park. This route appears to be a better fit for the urban architecture.

He then said he looked for an architectural firm to assist in the design and found that Rundell Ernstburger from Indianapolis has extensive experience with the Cultural Trail in Indy.

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So, before the Commission is a draft of an amendment of the United Consulting Contract to eliminate the 3rd Street route after California and replace it with the California to 5th Street route. Also, there were a number of additions and deletions to the United Contract as it presently exists for State Street. The new route plus the adjustment in change orders results in an additional charge to the original contract of Eight Hundred and Nine-Six Thousand and One Hundred and Four Dollars (\$896,104.00).

Dave estimates the 5th Street portion of the project will commence in 2018.

The Commissioners all expressed interest in the project and changes to the route. Russ Polling, a member of the public, likewise thought this change was a good idea. There was no further public input.

John made a motion to adopt Resolution 18-2016 that would modify United Consulting's contract and change the route for the cultural trail from 3rd Street to California and 5th Street. Don seconded same. There being no further discussion the motion was passed to recommend to the Common Council of the City of Columbus the expenditure of \$896,104.00 for the change to this United Contract by adding the new route. There being no further discussion the motion passed unanimously. Resolution made part of these minutes.

4. Resolution #19-2016 of the Columbus Redevelopment Commission to engage the services of Rundell Ernstberger Associates to be the lead design firm for the 5th Street portion of the State Street Project. – Dave Hayward, City Engineer.

Dave previously discussed this as part of the project above. He wanted the Commission to know that Rundell does excellent work and he recommends engaging them as the project Master Landscape Architect for the 5th Street Corridor.

John questioned who would be the contracting entity and who would be handling oversight and counsel noted that the contract would be with the Board of Works and the City Engineer would be providing oversight.

There being no further discussion or public comment Al moved to adopt Resolution 19-2016 to engage Rundell Ernstberger as the Master Landscape Architect for the 5th Street portion of the State Street Revitalization Project for the sum of

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\$49,900. John seconded same. There being no further discussion the motion passed unanimously. Resolution made part of these minutes.

7. Approval of Minutes: June 20, 2016 Regular Meeting
July 13, 2016 Executive Session

Review of the June 20, 2016 Regular Meeting Minutes was had, no corrections or changes were noted. Don moved and John seconded a motion to adopt same. There being no discussion the motion passed unanimously.

Review of the July 13, 2016 Executive Session Meeting Minutes was had, no corrections or changes were noted. Al moved and John seconded a motion to adopt same. There being no discussion the motion passed unanimously.

8. Review and Approval of Claims

Heather presented five (5) claims dockets to the Commission for consideration. The Commissioners had previously examined the claims, Don moved and John seconded a motion to pay the claims. There being no further discussion, upon voice vote the claims were approved for payment unanimously.

Committee Updates

Railroad Community Committee Update – John Dorenbusch

John reported the Committee has been working with American Structurepoint. In August he anticipates meeting with American Structurepoint to review data and concept ideas.

Riverfront Committee Update – Sarah Canon

Sarah noted the Committee had its first Community Committee meeting. It was a lively discussion about the area. There was a lot of information provided by the public.

Equally interesting, Core Planning presented a historical background of the ideas and prior work along the riverfront.

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The next meeting is August 11, 2016 at 6:00 p.m. at City Hall.

State Street Update – Al Roszczyk

The committee met on July 11 and discussed Phase I of the project, signage, maintenance concerns etc. The plan is for the design plans for Phase I to be ready for submission to INDOT in September of 2016 and completion in summer 2017.

As to Phase II of the project, design work is approximately fifty percent complete.

Other Business

Heather reported she had a discussion with Sarah and had recommended that a new RFP be issued for the 310 Fourth Street property in that her office had received a number of requests to look at the site. She had thought it might be a good time to re-issue an RFP to lease the site. Concluding discussion with Sarah, she did prepare and issue a new RFP on July 13th that requests responses from interested parties no later than August 8th.

Adjournment

There being no further business, Don moved and Al seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 6:45 p.m.

Approval of ____ day of _____, 2016 minutes.

Sarah Cannon, President

John Dorenbusch, Vice-President

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Don Trapp, Secretary

Al Roszczyk, Member

Umar Farooq, Member

Date: _____